









A newly refurbished three bedroom semi-detached home, providing impressive and ready to move into accommodation, enjoying a superb cul-de-sac position within the ever popular area of Moorside. Internally the immaculate accommodation includes a hall with a useful cloaks cupboard and staircase to the first floor, an attractive lounge to the front and fabulous contemporary kitchen / diner to the rear. The kitchen is fitted with a range of stylish units, a selection of integrated appliances and French doors to the rear decked area. Completing the ground floor is a versatile room accessed from the kitchen that would be ideal as a study or play room. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an attached garage with remote control roller shutter access door and a lawned garden to the rear with a decked area. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. With immediate vacant possession and no upper chain involved, we highly advise viewing to fully appreciate this home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a Composite entrance door to the hallway.

Hallway



Built in cloaks cupboard, radiator, staircase to the first floor with under stairs cupboard, and doors lead off to the lounge and kitchen diner.

Lounge 13'10" x 11'5"



Double glazed bow window to the front and a radiator.

Kitchen/Diner 17'10" x 10'7"



Fitted with a range of contemporary units with wood work surfaces over incorporating an inset sink unit, integrated appliances include an oven, microwave, induction hob, fridge, freezer, dishwasher and washing machine. There are two tall feature radiators, a double glazed window to the rear, a double glazed French door to the rear decked areas and a door to the study.

Study 8'4" x 8'2"



This versatile room would be ideal for a number of uses such as a study and has a double glazed window to the rear, a double glazed door to the rear garden and a radiator.

First Floor Landing

With a double glazed window to the side and doors leading to the three bedrooms and family bathroom.

Bedroom 1 11'8" x 9'11"



Double glazed window to the front and a radiator.

Bedroom 2 10'9" x 9'2"



Double glazed window to the rear, radiator and a cupboard housing the central heating boiler.

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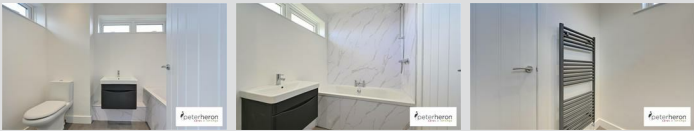
MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'6" x 6'7" extending to 8'10"



Double glazed window to the front, a radiator and a built in cupboard.

Family Bathroom



A modern suite with low level WC, wash hand basin set over vanity unit and a panel bath with shower over, ladder style radiator and there are two double glazed windows.

Outside



To the front of the property there is a lawned garden with a drive providing off street parking and access to the attached garage with remote control roller shutter access door, and to the rear there is an attractive garden laid mainly to lawn with decked area.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band C.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

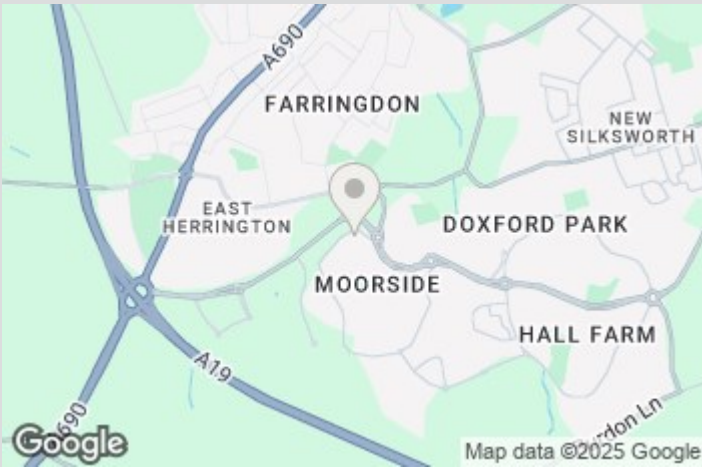
Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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